



MOTT HAVEN / MELROSE¹

		Rank (2002)	Rank (2004/5)
Population (2000):	82,159	54	-
Racial Diversity Index:	0.49	44	48
Median Household Income:	\$15,544	54	55
Income Diversity Ratio:	5.9	22	19
Median Monthly Rent:	\$650	54	54
Median Price/Unit (2-4 fam.):	\$137,500	45	56

	2002	2003	2004	2005	Rank (2002)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$16,419	-	-	\$15,544	54	55
Poverty Rate	44.6%	-	-	46.7%	2	1
% Immigrant Households	26.9%	-	-	26.4%	38	37
Rental Vacancy Rate	2.3%	-	-	0.9%	32	53
Number of Housing Units	44,125	-	-	46,003	48	46
% Public Housing	31.1%	-	-	26.1%	2	3
% Rent-Regulated/Other subsidized	61.3%	-	-	67.9%	23	15
Certificates of Occupancy	205	185	128	243	19	25
Units Authorized by New Residential Building Permits	265	248	344	-	27	24
Homeownership Rate	5.6%	-	-	6.1%	54	54
Index of Housing Price Appreciation (2-4 family building)	162.6	146.2	192.0	-	12	24 ²
Home Purchase Loans (per 1,000 properties)	69.1	62.9	56.5	-	12	29
% Subprime Home Purchase Loans	7.1%	19.4%	35.1%	-	30	8
Refinance Loan Rate (per 1,000 properties)	44.3	76.1	69.3	-	41	21
% Subprime Refinance Loans	29.4%	29.8%	45.2%	-	13	12
Notices of Foreclosure (per 1,000 1-4 family properties)	16.0	20.4	23.7	-	21	15
% Tax Delinquencies (delinquent ≥ 1 year)	4.8%	3.2%	2.5%	-	17	15
% Vacant Land Area	-	2.9%	3.0%	2.9%	31	31
Serious Housing Code Violations (per 1,000 rental units)	25.8	29.9	50.9	-	29	20
% Students Performing at Grade Level - Reading	21.6%	22.7%	20.2%	-	59	59
% Students Performing at Grade Level - Math	16.6%	22.8%	27.1%	-	59	59
Felony Crime Rate (per 1,000 residents)	45.9	48.2	44.0	-	7	7

CD 101 has the highest poverty rate in the City (46.7%) and the lowest median household income (\$15,544). The rate of homeownership is one of the lowest in the City at 6.1%. Since 2002, the percentage of home purchase loans that are subprime has increased nearly five-fold. Contrary to citywide trends, the rate of serious housing code violations has risen substantially, and reading scores have decreased.

In March 2006, ground was broken for the new “Hub Retail and Office Center.” The area is a popular destination because four train lines and six bus lines converge there.

Due to a lack of open space in the area, some community advocates and political officials are calling for increased access to historic North Brother Island, which lies off the shore of CD 101.

Numbers in italics are based on a small number of observations and should be treated with caution.

1 Community districts 101 and 102 both fall within sub-borough area 101. Data at the sub-borough area level for these two CDs is identical.

2 Ranked out of 34 community districts with the same predominant housing type (2-4 family buildings).